



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

April 05, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

26 April 5, 2011

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**QUITCLAIM OF EASEMENT
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
TO SHIEN WEN LIAO AND CHIUNG HSIANG WU LIAO
PUENTE CREEK, PARCEL 78EX,
IN THE CITY OF INDUSTRY
(SUPERVISORIAL DISTRICT 1)
(3 VOTES)**

SUBJECT

This action will allow the Los Angeles County Flood Control District to quitclaim an easement to the underlying fee owners, Shien Wen Liao and Chiung Hsiang Wu Liao, along a portion of Puente Creek in the City of Industry.

IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find that this project is categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the easement for ingress and egress along a portion of Puente Creek, Parcel 78EX, in the City of Industry, is no longer required for the purposes of the Los Angeles County Flood Control District.
3. Approve the quitclaim of easement from the Los Angeles County Flood Control District to the underlying fee owners, Shien Wen Liao and Chiung Hsiang Wu Liao.

4. Instruct the Mayor, Board of Supervisors of the Los Angeles County Flood Control District, to sign the Quitclaim of Easement document and authorize delivery to Shien Wen Liao and Chiung Hsiang Wu Liao.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to obtain approval from your Board, acting as the governing body of the Los Angeles County Flood Control District (LACFCD), to allow the LACFCD to quitclaim its easement for ingress and egress along a portion of Puente Creek, Parcel 78EX, located in the City of Industry, to the underlying fee property owners, Shien Wen Liao and Chiung Hsiang Wu Liao. The property owners requested the quitclaim of this easement to accommodate their development project.

On July 17, 2008, the Liaos granted the LACFCD an alternative easement for ingress and egress purposes in Parcel 78IE, resulting in Parcel 78EX being no longer needed for the LACFCD's purposes.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Community and Municipal Services (Goal 3). This exchange supports the timely delivery of customer-oriented and efficient public services.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

This is an even exchange with no monetary consideration involved.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Parcel 78EX is located on the north side of Puente Creek, south of Amar Road and west of Echelon Avenue in the City of Industry.

The quitclaim of easement is authorized by Section 2, Paragraph 13 of the Los Angeles County Flood Control Act. This Section provides as follows: "Said Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and as such shall have the power...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of said board of supervisors said property, or any interest therein or part thereof, is no longer required for the purposes of said district..."

The Quitclaim of Easement document has been approved by County Counsel as to form and will be recorded.

ENVIRONMENTAL DOCUMENTATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15312 of the CEQA Guidelines and Class 12 of the Environmental

Reporting Procedures and Guidelines adopted by your Board on November 17, 1987. These exemptions provide for the sale of surplus government property.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on the LACFCD's ability to operate and maintain its facilities.

CONCLUSION

Please return one adopted copy of this letter and the executed original Quitclaim of Easement document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER
Director

GF:SGS:hp

Enclosures

c: Auditor-Controller (Accounting Division - Asset
Management)
Chief Executive Office (Rita Robinson)
County Counsel
Executive Office

ORIGINAL

RECORDING REQUESTED BY
AND MAIL TO:

Shien W. Liao and
Chiung Hsiang Wu Liao
16490 Elm Drive
Hacienda Heights, CA 91745-3233

Documentary Transfer Tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

Space above this line reserved for Recorder's use

Assessor's Identification Number:
8250-001-018 (Portion)

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to SHIEN WEN LIAO and CHIUNG HSIANG WU LIAO, husband and wife, as community property, with right of survivorship, all its right, title, and interest in and to that certain easement for ingress and egress purposes as reserved in the Quitclaim Deed recorded January 8, 1980, as Document No. 80-26903, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the City of Industry, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

Dated April 5, 2011



(LACFCD-SEAL)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By Mark Reddy-Thomas

CHAIRMAN PRO TEM, BOARD OF SUPERVISORS of the Los Angeles
County Flood Control District

ATTEST:

SACHI A. HAMAI, Executive Officer
Of the Board of Supervisors of the
County of Los Angeles

By [Signature]
Deputy

PUENTE CREEK

Parcel 78EX

138-RW 7.1

S.D. 1

C0800141MP

Project ID: MPM0000031

KR:bw

P:CONF:PUENTECREEK78EX 6208 RVSD 12710

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Mayor of the Board on all papers, documents, or instruments requiring the Mayor's signature.

The undersigned hereby certifies that on this 5th day of April, 2011, the facsimile signature of MARK RIDLEY-THOMAS, **CHAIRMAN PRO TEM, BOARD OF SUPERVISORS** of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT I, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Mayor of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By 
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

ANDREA SHERIDAN ORDIN
County Counsel

By 
Deputy

APPROVED as to title and execution, _____, 20____.
DEPARTMENT OF PUBLIC WORKS Survey/Mapping & Property Management Division Supervising Title Examiner
By _____

EXHIBIT A

PUENTE CREEK 78EX

138-RW 7.1

A.P.N. 8250-001-018(Portion)

T.G. 638(F5)

I.M. 114-297

S.D. 1

C0800141MP

LEGAL DESCRIPTION

PARCEL NO. 78EX (Quitclaim of easement):

All that portion of that part of the 131.22 acres allotted to Charles William Rowland, as shown on map of Partition of Rancho La Puente, filed in Case No. 14931 of the Superior Court of the State of California, in and for the County of Los Angeles, as reserved and described as Parcel No. 78E, in deed to NOZOMI INVESTMENTS, INC., recorded January 8, 1980, as Document No. 80-26903, of Official Records, in the office of the Registrar-Recorder/County Clerk, of the County of Los Angeles.

Containing: 2,504 ± square feet

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

APPROVED AS TO DESCRIPTION

May 28, 2008

COUNTY OF LOS ANGELES

By 

SUPERVISING CADASTRAL ENGINEER III
Mapping and Property Management Division